

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE -- SW/Corner Belair \*  
Road and Verdel Road \* DEPUTY ZONING COMMISSIONER  
(8843 Belair Road) \*  
11th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
Case No. 98-411-SPHA  
First Mariner Bank \*  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, First Mariner Bank, by Kenneth C. Jones, Vice President of Operations, through their attorney, Eugene Friedman, Esquire. The Petitioner seeks approval that certain roof-mounted identification signs may be approved by way of a variance request, and concurrently, seeks relief from Section 450.5.B.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) 94 sq.ft. roof-mounted signs and two (2) 12 sq.ft. signs mounted on drive-thru roof in lieu of the prohibited roof-mounted signs. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Kenneth Jones, Vice President of Operations for First Mariner Bank, owner of the subject property, and Eugene Friedman, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Dorothy McMann, past-President of the Perry Hall Improvement Association, and a resident of the surrounding community.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.473 acres, more or less, predominantly zoned

ORDER RECEIVED FOR FILING

Date 7/27/98

B.L. with a small portion of D.R.5.5 zoned land to the rear of the site. The property is located on the southwest side of Belair Road at its intersection with Verdel Road in Perry Hall, and is improved with a two-story brick building recently renovated by First Mariner Bank. At the present time, the Petitioner has two large wall-mounted signs (94 sq.ft. each) located on the sides of the existing building, and two smaller signs (12 sq.ft. each) located on the mansard of the drive-thru roof. The Petitioner wishes to relocate its two larger signs from the sides of the building to the roof. The Petitioner argued that the proposed relocation of the signs would be consistent with their marketing approach throughout the Baltimore Metropolitan area, and provide better visibility to passing motorists along Belair Road. Thus, the Petitioner filed the Petition for Special Hearing seeking an interpretation of the sign regulations to permit the relocation of its existing wall-mounted signs to the roof of the bank building. As to the two smaller signs, the Petitioner seeks relief to allow the two smaller signs to remain located on the mansard of the drive-thru roof. It should be noted that the Petitioner has obtained the required permits for all of the signs existing on their property.

As noted above, Ms. Dorothy McMann appeared in opposition to the relief requested for the two larger signs. Ms. McMann brought to the attention of this Deputy Zoning Commissioner the sign regulations recently adopted by the County Council and submitted that Section of the new regulations which effectively prohibits roof-mounted signs. Ms. McMann had no objections to the two smaller signs that are attached to the mansard of the drive-thru roof in that these signs are only visible basically to those individuals who are using the drive-thru lanes. Thus, these signs

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Date

By

are not offensive to her or the surrounding community. However, she is opposed to the relocation of the existing wall-mounted signs to the roof.

After due consideration of the newly passed sign legislation and the arguments of Ms. McMann, I find that the Petition for Special Hearing should be denied. The new sign legislation expressly prohibits roof-mounted signs, and as such, relief cannot be granted to approve same through a variance request. As to the two smaller signs (12 sq.ft. each) mounted on the mansard of the drive-thru, I find that these two signs are appropriate in this instance and should be permitted to remain. Testimony indicated that the Petitioner has already obtained the requisite permits for all of its signs in those locations where they currently exist. However, the Petition for Variance seeking relief to allow the two larger signs to be relocated to the roof of the two-story building shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance for the two larger signs shall be denied and the remaining variance request granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of July, 1998 that the Petition for Special Hearing to approve that certain roof-mounted identification signs may be approved by way of a variance request, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 450.5.B.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two (2) 94 sq.ft. roof-mounted signs, be and is hereby DENIED; and,

ORDER RECEIVED FOR FILING

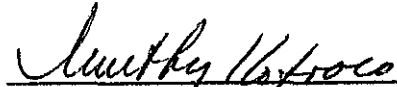
Date

By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 450.5.B.7 of the B.C.Z.R. to permit two (2) 12 sq.ft. signs mounted on drive-thru, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the two larger signs of 94 sq.ft. each, are permitted to remain as they presently exist, i.e., wall-mounted on the side of the existing building.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

July 27, 1998

Eugene Friedman, Esquire  
1801 S. Clinton Street  
Baltimore, Maryland 21224

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
SW/Corner Belair Road and Verdel Road  
(8843 Belair Road)  
11th Election District - 5th Councilmanic District  
First Mariner Bank - Petitioner  
Case No. 98-411-SPHA

Dear Mr. Friedman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied and the Petition for Variance granted in part and denied in part, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Kenneth C. Jones, V.P. of Operations, First Mariner Bank  
1801 S. Clinton Street, Baltimore, Md. 21224

Ms. Dorothy McMann  
9513 Dawnvale Road, Baltimore, Md. 21236

People's Counsel; Case Files





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

8843 Belair Road

which is presently zoned

BC/DR5.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve ~~that certain~~ roof mounted signs MAY BE APPROVED BY A ZONING VARIANCE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Gene Friedman

(Type or Print Name)

Signature

1801 S. Clinton St. 342-2600

Address

Phone No.

Balt., MD 21224

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

First Mariner Bank

(Type or Print Name)

Signature

Kenneth C. Jones VP OPERATIONS

(Type or Print Name)

Signature

1801 South Clinton St. 410-342-2600

Address

Phone No

Balt., MD 21224

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Kenneth C. Jones VP OPERATIONS

Name

1801 South Clinton St. 410-342-2600

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

RT

DATE

4-29-98

Revised 9/5/95

**98-411-SPHA**

ITEM #411

ORDER RECEIVED FOR FILING

Date



# Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 8843 Belair Road

which is presently zoned BC/DE S.5

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SEC 450, S.B. 7 ORDER TO PERMIT  
(2) 94 S.F. ROOF-MOUNTED SIGNS AND (2) 12 S.F. SIGNS MOUNTED ON DECK-THRU  
ROOF IN LIEU OF THE PROHIBITED ROOF-MOUNTED SIGN.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

*SEE ATTACHED*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Gene Friedman  
(Type or Print Name)

Signature

1801 S. Clinton ST 342-2600  
Address Phone No.  
Balt., MD 21224  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

First Mariner Bank

(Type or Print Name)

Signature

Kenneth C. Jones VP OPERATIONS  
(Type or Print Name)

Signature

1801 S. Clinton Street 410-342-2600

Address Phone No

Baltimore, MD 21224

City State Zipcode

Name, Address and phone number of representative to be contacted.

Kenneth C. Jones VP OPERATIONS  
Name

1801 S. Clinton Street 410-342-2600

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: R.T. DATE 4-29-98

ITEM # 411

Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

**98-411-SPHA**

ORDER RECEIVED FOR FILING

Date

By



April 22, 1998

Department of Permits & Development Management  
County Courts Building  
401 Bosley Avenue  
Baltimore, MD 21204

RE: Petition For Variance  
8843 Belair Road  
Baltimore, MD 21236

Dear Sir/Madam:

First Mariner Bank has established itself as the premier community bank in the Baltimore Metropolitan area. It has established a logo to identify it and its branches and distinguish it from other banks and financial institutions. In order to have its branches stand out from others it has adopted an uniform building plan. This plan incorporates the name, logo and special architecture into its branches. This can be clearly seen in the enclosed photographs of some of the other branches of the Bank. The placement of the First Mariner Bank on the top of the branches acts a beacon to customers and draws them into the branches. Just as other well known organizations have adopted a special architecture to distinguish it from others First Mariner Bank should be also allowed to do so. The approval of the enclosed Petition of Variance to erect 2 roof mounted signs containing the name of the Bank is very important to the continued success of the Bank and its growth. Such approval will permit the Bank to continue to have branch facilities that are uniform.

As you know this new branch of the Bank is in close proximity to the First Union Branch which does display its name in a roof mounted sign. We believe that First Mariner Bank should have parity with the competing banks.

Please consider this Petition for Variance favorably.

Sincerely,

  
Eugene A. Friedman  
Deputy Corporate Counsel

EAF/ef

cc: Kevin M. Healey

ORDER RECEIVED FOR FILING

Date 7/27/98

By [Signature]

#411



**Description**  
**To Accompany Petition for**  
**Zoning Variance and Special Hearing**  
**0.321 Acre Parcel**  
**East Side of Belair Road (U.S. Route 1)**  
**South Side of Verdel Road**  
**Eleventh Election District, Baltimore County, Maryland**



**Daft McCune Walker, Inc.**

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
<http://www.dmw.com>  
410 296 3333  
Fax 410 296 4705

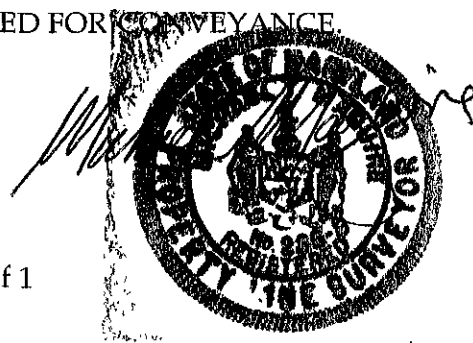
*A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals*

Beginning for the same at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Belair Road (70 feet wide) with the centerline of Verdel Road (45 feet wide) (1) Southeasterly along the centerline of Verdel Road 33 feet, more or less, thence at a right angle to said Verdel Road (2) Southwesterly 22.5 feet, more or less, to the point of the beginning, said point of beginning being on the southeast side of Belair Road, thence leaving said beginning point and running with the southeast side of Belair Road (1) South 42 degrees 45 minutes 54 seconds West 70.00 feet, and thence leaving the southeast side of said Belair Road and running the two following courses and distances, viz: (2) South 53 degrees 23 minutes 03 seconds East 200.00 feet, and thence (3) North 42 degrees 45 minutes 54 seconds East 70.00 feet to intersect the southwest side of Verdel Road, thence running with the southwest side of Verdel Road (4) North 53 degrees 23 minutes 03 seconds West 200.00 feet to the point of the beginning; containing 0.321 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

March 20, 1998

Project No. 97086 (L97086)



**98-411-SPHA**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

ITEM # 411

No. 053710

DATE 4-29-98 ACCOUNT R001-6150  
020-CV  
040-SPH AMOUNT \$ 500.00

RECEIVED FROM: TIMOTHY T. WEIGARD

FOR: ROOF MOUNTED SIGNS ON #8843  
BEAIR RD.  
R.T.

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
4/29/98 4/29/98 10:28:27  
REQ #001 CASHIER CLIN 241 DATED  
5 MISCELLANEOUS CASH RECEIPT  
PERMIT # 07743  
CR NO. 053710  
500.00 CASH  
BALTIMORE COUNTY, MARYLAND

98-411-SPHA

CASHIER'S VALIDATION

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/28/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/28/, 1998.

THE JEFFERSONIAN,  
*A. Henrichson*  
LEGAL AD. - TOWSON

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-411-SPHA  
8843 Belair Road  
SEC Belair Road and Vandal Road  
11th Election District  
6th Councilmanic District  
Legal Owner(s)  
First Mariner Bank

**Special Hearing:** to approve that certain roof-mounted signs may be approved by a zoning variance. **Variance:** to permit two 94-square feet roof-mounted signs and two 12-square feet signs mounted on drive-thru roof in lieu of the prohibited roof-mounted sign. **Hearing:** Monday, June 15, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Busley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

**NOTES:** (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353  
(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

5/4/02 May 28 C231911

**CERTIFICATE OF POSTING**

**RE: Case # 98-411-SPHA  
Petitioner/Developer:  
(First Mariner Bank)  
Date of Hearing/Closing:  
(June 15, 1998)**

**Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204**

**Attention : Ms. Gwendolyn Stephens**

**Ladies and Gentleman:**

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_  
8843 Belair Road Baltimore, Maryland 21236 \_\_\_\_\_**

**The sign(s) were posted on \_\_\_\_\_ May 29, 1998 \_\_\_\_\_  
(Month, Day, Year)**

**Sincerely,**

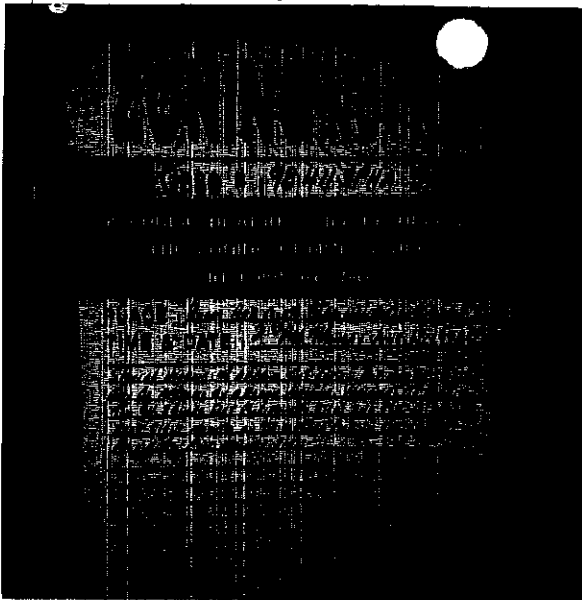
  
**(Signature of Sign Poster & Date)**

**\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_**

**\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_**

**\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_**

**\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)**





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 411

Petitioner: KENNETH C. JONES

Location: 8843 BELAIR RD BALTIMORE MD 21224

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SIGN EFFECTS

ADDRESS: 7 AZAR CT. BALTIMORE MD 21227

PHONE NUMBER: 410-737-0900 Tim WEIGARD

AJ:ggs

(Revised 09/24/96)

**98-411-SPHA**  
-16-



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

ITEM# 411

## ZONING NOTICE

Case No.: 98-41-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: PETITION FOR SPECIAL HEARING AND  
VARIANCE FOR A PROPOSED ROOF  
MOUNTED SIGNS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
May 28, 1998 Issue - Jeffersonian

Please forward billing to:

Signeffects

410-737-0900 (Tim Weigard)

7 Azar Court

Baltimore, MD 21227

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-411-SPHA

8843 Belair Road

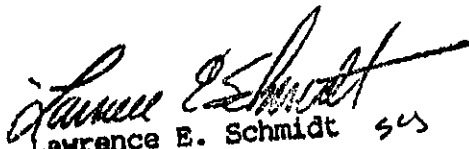
SEC Belair Road and Verdel Road

11th Election District - 6th Councilmanic District

Legal Owner: First Mariner Bank

Special Hearing to approve that certain roof-mounted signs may be approved by a zoning variance. Variance to permit two 94-square feet roof-mounted signs and two 12-square feet signs mounted on drive-thru roof in lieu of the prohibited roof-mounted sign.

HEARING: Monday, June 15, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-411-SPHA  
8843 Belair Road  
SEC Belair Road and Verdel Road  
11th Election District - 6th Councilmanic District  
Legal Owner: First Mariner Bank

Special Hearing to approve that certain roof-mounted signs may be approved by a zoning variance. Variance to permit two 94-square foot roof-mounted signs and two 12-square foot signs mounted on drive-thru roof in lieu of the prohibited roof-mounted sign.

HEARING: Monday, June 15, 1998 at 2:00 p.m. in Room 407, County Courts Building,  
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Gene Friedman, Esquire  
First Mariner Bank

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 31, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 11, 1998

Kenneth C. Jones, V.P. Operations  
First Mariner Bank  
1801 S. Clinton Street  
Baltimore, MD 21224

RE: Item No.: 411  
Case No.: 98-411-SPHA  
Petitioner: First Mariner Bank  
Location: 8843 Belair Road

Dear Mr. Jones:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR:ggs  
Attachment(s)





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

June 1, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: FRANK D. REITTERER AND F. LEONARD  
AXAYKUMAR AND SHITAL DAVE  
DONALD J. RESTORFF AND J. RESTORFF  
GEORGE A. KAHL  
CHARLES F. EVANS, JR.  
FIRST MARINER BANK  
TODD LEONARD AND NANCY LEONARD  
J.R. BROTHERS, INC.

Location: DISTRIBUTION MEETING OF MAY 11, 1998

Item No.: 406, 407, 408, 409, 410  
411 413, AND 415

Zoning Agenda:

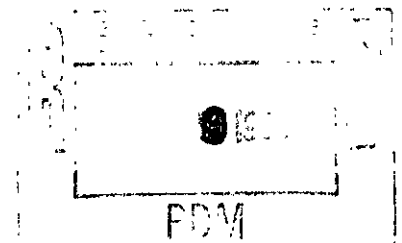
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   May 18, 1998

FROM: *RWB* Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for May 18, 1998  
            Item Nos. 404, 405, 406, 407, 408,  
            409, 411, 412, 413, 415

ALSO:

Use Permit for Farmer's Roadside Stand  
(W/S Jarrettsville Pike, Opposite  
South Side Avenue (14350 Jarrettsville  
Pike)

ALSO:

Revised Plans for Case #98-328-SPHXA  
(9205 Harford Road)

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

ZONE0518.NOC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 5.12.94  
Item No. 411 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*P. J. Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

DATE: \_\_\_\_\_

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 11, 98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	406	(411)
	407	412
	408	413
	409	414
	410	415

RBS:sp

BRUCE2/DEPRM/TXTS8P

line  
6/15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
and Development Management

**DATE:** May 21, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** 8843 Belair Road

INFORMATION

Item Number: 411

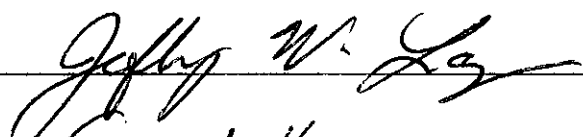
Petitioner: First Mariner Bank


Zoning: BL & DR 5.5

Requested Action: Variance

Summary of Recommendations:

The Office of Planning does not support the request to allow a 94 square foot roof-mounted sign. In addition, staff is also opposed to the two 12 square foot signs mounted over the the drive through lanes. While thses signs are attractively designed, the new sign regulations expressly prohibit roof-mounted signs.

Prepared by: 

Division Chief: 

AFK/JL



IMPROVEMENT ASSOCIATION, INC.

P.O. Box 63 Perry Hall, Maryland 21128

<http://www.bcpl.net/~phla>

[phla@mail.bcpl.net](mailto:phla@mail.bcpl.net)

10/10/98  
Y  
WCH  
for file

October 12, 1998

Mr. Arnold Jablon  
Department of Permits and Development Management  
Baltimore County Courthouse  
Towson, MD 21204

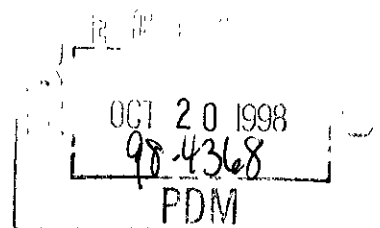
Dear Mr. Jablon:

At its September meeting, the Perry Hall Improvement Association voted to not oppose the latest variance request from First Mariner Bank at its Perry Hall location.

Please call Mr. Bill Libercci at (410) 256-0675 if you have any questions.

Sincerely:

David Marks  
Secretary



RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
8843 Belair Road, SEC Belair Rd and Verdel Rd,  
11th Election District, 6th Councilmanic

Legal Owners: First Mariner Bank

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 98-411-SPHA

Petitioner(s)

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
Peter Max Zimmerman  
People's Counsel for Baltimore County

Carole S. Demilio  
Carole S. Demilio  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 5<sup>th</sup> day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Gene Friedman, Esq., , 1801 S. Clinton Street, Baltimore, MD 21224, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1997, Legislative Day No. 15

Bill No. 89-97

---

All Councilmembers

---

By the County Council, August 4, 1997

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A BILL  
ENTITLED

AN ACT concerning

Signs

FOR the purpose of updating and amending the Baltimore County Zoning Regulations concerning permanent and temporary on-premises signs and permanent off-premises signs; defining certain terms; identifying classes and structural types of signs; establishing use, area, height, number, illumination and other limitations; establishing general prohibitions and exceptions; establishing special requirements for particular classes of signs; establishing County policies concerning compliance with sign regulations; permitting certain exemptions; requiring the submission of signage information as part of the development review and approval process; and generally relating to the regulation of signs.

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike-out~~ indicates matter stricken from bill.  
Underlining INDICATES AMENDMENTS TO BILL.

1           B. BUSINESSES, SMALL AND LARGE, ESTABLISHED AND NEW,  
2       CONTRIBUTE TO BALTIMORE COUNTY'S ECONOMIC WELFARE BY CREATING  
3       JOBS AND JOB OPPORTUNITIES, DEVELOPING UNDER-UTILIZED AND  
4       REVITALIZING DEPRESSED AREAS AND PROVIDING AN EXPANDED TAX BASE.  
5       BECAUSE SIGNAGE IS NECESSARY FOR THE SUCCESS AND GROWTH OF  
6       BUSINESSES IN THE COUNTY, THE REGULATION OF SIGNAGE MUST  
7       REASONABLY ACCOMMODATE THE NEEDS OF THE BUSINESS COMMUNITY.

8           C. THE AMOUNT OF SIGNAGE IN BALTIMORE COUNTY IS EXCESSIVE.  
9       EXCESSIVE SIGNAGE UNDULY DISTRACTS DRIVERS AND PEDESTRIANS,  
10      THEREBY CREATING TRAFFIC AND SAFETY HAZARDS, IMPAIRING THE UTILITY  
11      OF THE HIGHWAY SYSTEM AND REDUCING THE EFFECTIVENESS OF SIGNS AND  
12      OTHER DEVICES NECESSARY FOR DIRECTING AND CONTROLLING TRAFFIC.

13          D. BALTIMORE COUNTY'S APPEARANCE IS MARRED, PROPERTY  
14      VALUES AND PUBLIC INVESTMENTS ARE JEOPARDIZED, SCENIC ROUTES ARE  
15      DIMINISHED AND REVITALIZATION AND CONSERVATION EFFORTS ARE IMPEDED  
16      BY EXCESSIVE SIGNAGE AND INCOMPATIBLE SIGNAGE.

17          E. THE EXISTENCE OF EXCESSIVE AND INCOMPATIBLE SIGNAGE IS  
18      CONTRARY TO THE GOALS OF THE COUNTY MASTER PLAN, AS ADOPTED AND  
19      AMENDED. INCLUDED AMONG THOSE GOALS ARE: (1) IMPROVED QUALITY OF  
20      COMMERCIAL CORRIDORS, INCLUDING SIGNAGE; (2) IMPROVED COMPATIBILITY  
21      BETWEEN INDUSTRIAL AND RESIDENTIAL USES, INCLUDING SIGNAGE; AND (3)  
22      ENHANCED CONTROL OF PLACEMENT, SIZE AND DESIGN OF COMMERCIAL

1 CORRIDOR SIGNAGE.

2 F. IN LIGHT OF THE ABOVE, BALTIMORE COUNTY HAS A SUBSTANTIAL  
3 INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY AND GENERAL  
4 WELFARE BY REDUCING OR ELIMINATING EXCESSIVE AND INCOMPATIBLE  
5 SIGNAGE.

6 G. TO THAT END, THESE REGULATIONS ARE INTENDED TO BE THE  
7 LEAST RESTRICTIVE MEANS TO ACHIEVE THE FOLLOWING:

8 1. ELIMINATE AND RESTRICT SIGNS WHICH CONSTITUTE AN  
9 ACTUAL OR POTENTIAL DISTRACTION OR OTHER HAZARD TO THE SAFE  
10 OPERATION OF MOTOR VEHICLES OR THE SAFE PASSAGE OF PEDESTRIANS;

11 2. ENCOURAGE SOUND PRACTICES IN SIGNAGE, THEREBY  
12 ASSISTING THE PUBLIC TO LOCATE FACILITIES, GOODS AND SERVICES WITHOUT  
13 UNDUE DIFFICULTY, DANGER OR CONFUSION;

14 3. ELIMINATE UNSIGHTLY, INCONGRUOUS SIGNS WHICH TEND TO  
15 DEPRECIATE OR DIMINISH PRIVATE AND PUBLIC INVESTMENTS IN BUILDINGS,  
16 SITES AND HIGHWAYS OR HINDER OR DISCOURAGE THE IMPROVEMENT OF  
17 RESIDENTIAL, BUSINESS AND INDUSTRIAL PROPERTIES; AND

18 4. ENHANCE AND CONSERVE THE ATTRACTIVENESS OF NATURAL,  
19 LANDSCAPED AND BUILT ENVIRONMENTS IN BALTIMORE COUNTY,  
20 PARTICULARLY WHERE SUCH ATTRACTIVENESS CONTRIBUTES MATERIALLY TO  
21 THE STABILITY OF COMMUNITIES AND THE PROMOTION OF TOURISM.

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Req.	Area/Face	No./Prem.	Ht.	Illumination	Addit'l Limits
1 ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the	(a) Wall-mounted, projecting, canopy	BL, BM BR, CB, BLR excluding shopping centers  <u>MULTI-TENANT OFFICE, RETAIL OR INDUSTRIAL BLDG.</u>	<u>Bldg. USE</u>	Twice the length of the wall to which the signs are affixed	One in CB, otherwise three, no more than two on each facade	Not applicable	Yes, when use to which sign is accessory is open, but no in CB	No single sign larger than 50 sq ft in CB, 150 sq ft otherwise
products or services associated with the individual organization	(b) Free-standing	BLR, BM BL, BR, MLR, MR, ML, MH, excluding shopping centers <u>MULTI-TENANT OFFICE, RETAIL OR INDUSTRIAL BLDG.</u>	<u>Bldg. USE</u>	75 sq ft., 100 sq. ft. if premises has more than 300 ft of frontage	One per frontage	25 ft	Yes	See 450.3.5 g
	(c) Awning	BL, BM, BR, CB, BLR	<u>Bldg. USE</u>	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	
	(d) Wall-mounted, canopy	On multi-tenant office, retail, or industrial building, accessory to separate commercial entity with exterior customer entrance	<u>Bldg. USE</u>	Two times the length of the wall containing the exterior entrance and defining the space occupied by the separate commercial entity	Entity with separate exterior customer entrance may erect one canopy and one wall-mounted sign	Not applicable	Yes, but in CB only when use to which sign is accessory is open	In CB, area shall not exceed 100 sq ft
	(e) Service station canopy	Fuel service station	<u>Bldg. USE</u>	25 sq ft. per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy, on pumps or supports shall not be counted towards the canopy, free-standing or wall-mounted signage limits Except for windows, commercial special events signs shall not be permitted on the premises

1 THE SIGN.

2 D. NO PART OF A PROJECTING SIGN MAY BE CLOSER THAN TEN  
3 FEET FROM A SIDE OR REAR LOT LINE.

4 E. A PROJECTING SIGN'S STRUCTURAL FRAMEWORK OR  
5 SUPPORTING ELEMENTS MAY NOT BE VISIBLE.

6 § 7. "ROOF SIGN" MEANS A SIGN ERECTED UPON THE ROOF OF A  
7 BUILDING. "ROOF SIGN" INCLUDES A SIGN HAVING ITS STRUCTURAL  
8 FRAMEWORK OR SUPPORTING ELEMENTS ATTACHED, IN WHOLE OR IN PART, TO  
9 A ROOF, BUT DOES NOT INCLUDE A SIGN ERECTED UPON A MANSARD, AS THAT  
10 TERM IS DEFINED IN SECTION 450.3. ROOF SIGNS ARE PROHIBITED.

11 § 8. "SERVICE STATION CANOPY" MEANS AN OPEN-SIDED  
12 STRUCTURE, WHETHER OR NOT IT IS ATTACHED TO A BUILDING OR ERECTED  
13 OVER FUEL PUMPS OR SERVICE ISLANDS AT A FUEL SERVICE STATION PURSUANT  
14 TO SECTION 405 OF THESE REGULATIONS. A SERVICE STATION CANOPY IS NOT  
15 CONSIDERED A CANOPY OR A FREE-STANDING SIGN FOR PURPOSES OF THIS  
16 SECTION. SERVICE STATION CANOPY SIGNS ARE SUBJECT TO THE FOLLOWING:

17 A. A SIGN MAY BE ERECTED UPON A FACE OF A SERVICE STATION  
18 CANOPY PROVIDED THAT IT DOES NOT PROJECT ABOVE, BELOW, OR BEYOND  
19 EITHER END OF THE FACE. SIGNS MAY BE ERECTED ON OR BETWEEN, AND  
20 ATTACHED TO, STRUCTURAL COLUMNS WHICH SUPPORT THE SERVICE STATION  
21 CANOPY.

22 B. SIGNS PERMITTED ON OR UNDER A SERVICE STATION CANOPY

3. A SPECIAL EVENT OR POLITICAL CAMPAIGN SIGN MAY BE ERECTED AS AN OFF-PREMISES SIGN ON PRIVATE PROPERTY WITH THE PERMISSION OF THE PROPERTY OWNER.

F. TEMPORARY SIGNS IN GENERAL. A USE PERMIT MUST BE ISSUED FOR ALL TEMPORARY SIGNS AND MUST INCLUDE THE DATES FOR DISPLAY. SUBJECT TO TERMS AND CONDITIONS ESTABLISHED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT. ANY ENTITY IDENTIFIED ON A TEMPORARY SIGN MAY BE HELD RESPONSIBLE FOR REMOVAL OF THE SIGN.

450.8 ADMINISTRATION AND COMPLIANCE.

A. INTERPRETATION.

1. IN CONSIDERING REQUESTS FOR SPECIAL EXCEPTIONS AND VARIANCES, THE PROVISIONS OF THIS SECTION SHALL BE STRICTLY CONSTRUED, UNLESS THE DEMONSTRABLE EFFECT OF A LIBERAL CONSTRUCTION WILL PREVENT OR REDUCE THE CONFUSION AND VISUAL CLUTTER CAUSED BY EXCESSIVE SIGNAGE.

2. NO SPECIAL EXCEPTION OR VARIANCE MAY BE GRANTED IF IT WILL RESULT IN THE AUTHORIZATION OF A SIGN CLASS WHICH IS NOT OTHERWISE PERMITTED FOR A PARTICULAR ZONE OR USE BY SECTION 450.4.

3. A SIGN FOR WHICH A SPECIAL EXCEPTION, DEVELOPMENT PLAN, ~~BUILDING~~ USE PERMIT OR VARIANCE HAS BEEN APPROVED PRIOR TO THE EFFECTIVE DATE OF BILL 89-97 MAY BE ERECTED IN ACCORDANCE WITH THE SIGN PROVISIONS IN EFFECT AT THE TIME OF SAID APPROVAL, SUBJECT TO THE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

KENNETH C Jones  
Linda J. Gaunt  
Eugene A. Thodman  
Timothy T. Weigard  
Charles R. Harig

806 Manhattan Bch Rd  
8515 Westerman Cir.  
7211 Crest Rd. Belts MD  
BA SILVERLEAF CT. Cockeysville MD.  
520 Wellham Ave Balto MD 21061



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

*Dorothy Inc man*

ADDRESS

*9513 Duwamish bl 21236*





